

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EMORY CROSSING RESIDENTIAL COMMUNITY, INC.

The undersigned, being Managing Agent of Emory Crossing Residential Community, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Emory Crossing Residential Community, Inc., recorded as Document No. 2021032193, in the Official Public Records of Williamson County, Texas.

1. The name of the subdivision: Emory Crossing
2. The name of the Association: Emory Crossing Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to that certain Emory Crossing Master Covenant [Residential], recorded under Document No. 2021024869, Official Public Records of Williamson County, Texas (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Emory Crossing Residential Community, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Corporation (CCMC)
Mailing Address:	7800 N. Dallas Parkway, Suite 450, Plano TX 75024
Telephone Number::	972.246.3500
Email Address:	ccmctx@ccmcnet.com
7. Website to access the Association's dedicatory instruments:
<https://www.emorycrossing.com/home>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$600.00

Returned Payment Fee - \$25.00 for each returned item

Lender Questionnaire - \$50.00 per questionnaire for standard format
\$150.00 per questionnaire for custom format

Resale Trustee/Lender Sale - \$125.00 per transaction

Refinance/Lien Estoppel - \$50.00 per transaction

Resale Disclosure/Lien Estoppel - \$345.00 per package,
\$50.00 per lot [developer to builder transfer]

Lien Estoppel Update - \$50.00 per update

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

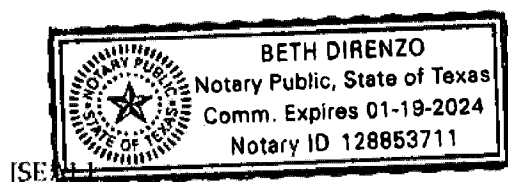
[SIGNATURE PAGE FOLLOWS]

EMORY CROSSING RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: 
Andy Babbitt, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 13th day of October, 2021 by Andy Babbitt, Managing Agent of Emory Crossing Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

EXHIBIT "A"**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Emory Crossing Master Covenant [Residential], recorded as Document No. 2021024869, Official Public Records of Williamson County, Texas.
2. Emory Crossing Adoption of Working Capital Assessment, recorded as Document No. 2021027445, Official Public Records of Williamson County, Texas.
3. Emory Crossing Notice of Applicability [Phase I], recorded as Document No. 2021028851, Official Public Records of Williamson County, Texas.
4. Emory Crossing Notice of Applicability [Emory Crossing Condominiums], recorded as Document No. 2021029151, Official Public Records of Williamson County, Texas.
5. Emory Crossing Community Manual, recorded as Document No. 2021029152, Official Public Records of Williamson County, Texas.
6. Development Area Declaration of Condominium Regime for Emory Crossing Condominiums, recorded as Document No. 2021030233, Official Public Records of Williamson County, Texas.
7. Emory Crossing Design Guidelines, recorded as Document No. 2021032194, Official Public Records of Williamson County, Texas.
8. Community Manual for Emory Crossing Condominiums, recorded as Document No. 2021033391, Official Public Records of Williamson County, Texas.
9. Emory Crossing Development Area Declaration [Residential], recorded as Document No. 2021927444, Official Public Records of Williamson County, Texas.
10. Emory Crossing First Supplement to Community Manual, recorded as Document No. 2021164421, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021165787

Pages: 5 Fee: \$38.00

10/29/2021 11:15 AM

KCURRIE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas